

WARREN COUNTY BOARD OF SUPERVISORS

COMMITTEE: REAL PROPERTY TAX SERVICES

DATE: OCTOBER 1, 2012

Committee Members Present:

Supervisors Monroe
 Bentley
 Loeb
 Dickinson
 McDevitt

Others Present:

Lexie Delurey, Director, Real Property Tax
Services
Martin Auffredou, County Attorney
Joan Sady, Clerk of the Board
Supervisors Conover
 Frasier
 Kenny
 Mason
 Thomas
 Wood
Don Lehman, *The Post Star*
Nicole Livingston, Second Deputy Clerk

Mr. Monroe called the meeting of the Real Property Tax Services Committee to order at 10:32 a.m.

Motion was made by Mr. McDevitt, seconded by Mr. Loeb and carried unanimously to approve the minutes of the previous Committee meeting, subject to correction by the Clerk of the Board.

Privilege of the floor was extended to Lexie Delurey, Director of Real Property Tax Services, who distributed copies of the Agenda to the Committee members, a copy of which is on file with the minutes.

Commencing the Agenda review, Mrs. Delurey requested the issuance of a Quitclaim Deed to Laurona L. Dibble for Town of Lake Luzerne Tax Map Parcel No. 318.-1-21. She advised that in approximately 1998, the County had deeded the property to her prior to taking title; therefore a Quitclaim Deed was needed in order to give Ms. Dibble the County's interest in the property that she was due.

Motion was made by Mr. Dickinson, seconded by Mr. Bentley and carried unanimously to approve the request to issue a Quitclaim Deed as outlined above, and the necessary resolution was authorized for the October 19, 2012 Board Meeting. A copy of the resolution request form is on file with the minutes.

Mrs. Delurey presented a request to delete taxes on two New York State parcels located in the Town of Queensbury, Tax Map Parcel Nos. 295.19-3-70 in the amount of \$27.30 and 297.17-1-6 in the amount of \$57.34. She explained that these parcels were exempt from special district taxes.

Motion was made by Mr. Dickinson, seconded by Mr. Loeb and carried unanimously to approve the request to delete taxes as outlined above, and the necessary resolution

was authorized for the October 19, 2012 Board Meeting. A copy of the resolution request form is on file with the minutes.

Mrs. Delurey provided an update on the upcoming County land auction scheduled for October 20th. She apprised she included the current listing of delinquent parcels in the Agenda packets; however, she said, the parcel listed as number 58 had been removed from the list because payment was made on September 28th. She noted there was a possibility that additional parcels could be removed prior to the auction, as well.

Martin Auffredou, County Attorney, informed that his Office, along with the Real Property Tax Services Office and the Treasurer's Office, had given the property owners the opportunity to discuss the possibility of redeeming their parcels. He added that if a parcel was removed from the auction list after it was posted, the County should be receiving the \$150 fee from the property owner. Mr. Auffredou added they were doing everything they could to reduce the number of delinquent properties; however, he acknowledged, it was a significant number this year.

In response to an inquiry regarding Tax Map Parcel No. 139.00-1-74, Mr. Auffredou responded his files contained an elaborate attempt of multiple notifications to multiple parties numerous times. He also pointed out that any parcels on the list that contained a question mark indicated that the parcel may be redeemed and removed from the list.

Mr. Monroe asked where notification was posted by the auctioneer and what it looked like and Mrs. Delurey replied it was usually a large sign located on the front of the premise. Mr. Auffredou noted that a sample of the post could be requested from the auctioneer and Mrs. Delurey advised she did have a written sample that she could share with the Committee members if desired.

Mr. Monroe questioned how the number of delinquent parcels compared to previous years and Mrs. Delurey remarked these numbers were nearly double the number from last year. Mr. Monroe wondered how many properties on the list were occupied residences and Mr. Auffredou stated the majority listed were vacant parcels and his Office was trying to assist those that did have individuals residing in them. A brief discussion ensued relative to various parcels on the list. Mr. Monroe said it was very important to make sure that any of the properties that were occupied be well informed and notified of the foreclosure process and Mr. Auffredou affirmed that Mrs. Delurey and Mike Swan, County Treasurer, had visited such residences on two different occasions to provide proper notification. Mr. Dickinson suggested that each Town Supervisor be contacted and advised if there were occupied properties located in their towns that were in the foreclosure process and Mrs. Delurey stated she would be providing the finalized list to each Supervisor.

Concluding the Agenda review, Mrs. Delurey requested permission to attend the Valuation Course 1 and 2 in Montgomery, New York from October 15 to October 19,

and December 3 to December 7, 2012. She noted this was required training for her certification as Director of Real Property Tax Services.

Motion was made by Mr. Bentley, seconded by Mr. Dickinson and carried unanimously to approve the request to attend training as outlined above. The Authorization to Attend Meeting or Convention form is on file with the minutes.

There being no further business to come before the Committee, on motion made by Mr. Bentley and seconded by Mr. Dickinson, Mr. Monroe adjourned the meeting at 10:55 a.m.

Respectfully submitted,

Nicole Livingston, Second Deputy Clerk